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the Clerk of the Circuit Court for Frederick County, Maryland, thence along the East line of Lingbergh Avenue, also being at the intersection of said East line of Lindbergh Avenue and the West line of Swastika Road as now shown on said Plat, said point being place of beginning, thence running the following courses and distances:-

(1) North 50 degrees 45 minutes East 236.5 feet to a point on the North line of Prospect Avenue (2) thence, by and with said North line of Prospect Avenue North 65 degrees 25 minutes West 57.95 feet to a point on the East line of Lindbergh Avenue (3) thence, by and with said East line of Lindbergh Avenue South 39 degrees 45 minutes West 228.13 feet to the place of beginning.

And being a part of the real estate described in the Deed from Charles H. Lewis, Trustee, et.al. to John W. Grove, dated March 14th, in the year 1903, and recorded in Liber D.H.H. No. 17, at folios 17, etc., one of the Land Records of Frederick County, Maryland;-

TOGETHER with all rights and ways thereunto belonging.

TO HAVE and TO HOLD said real estate, with all rights and ways thereunto belonging unto the said Alfred G. Zimmerman and Helen G. Zimmerman, his wife, as tenants by the entireties, and unto their heirs and assigns forever, in fee simple, subject however, to each and every covenant and agreement hereafter expressed and described;-

And the said Grantees for themselves for themselves and their heirs and assigns do hereby covenant and agree with the said Grantor and his Executors and heirs and assigns, by the execution and delivery of this Deed, as follows:

FIRST: That said Grantees will not erect any building of any kind whatever, and no fencing, of any kind whatever on said real estate.

SECOND: That said Grantees will not sell or permit to be sold on the said real estate any goods or merchandise, and will not carry on or permit to be carried on, on said premises, any trade or business.

THIRD: That said Grantees will not at any time grant and convey, lease, rent or permit to be occupied by any colored person or person of African, Japanese or Chinese descent said real estate or any part thereof.

FOURTH: That the said Grantees by the acceptance of this Deed for said real estate, covenant for themselves, their heirs, executors, administrators, devisees, lessees, and grantees, that they will fully and truly comply with and fulfill all the conditions, restrictions and limitations hereinbefore contained, and the same shall be construed to be a covenant running with the land hereby conveyed, binding upon all succeeding owners and purchasers thereof, and further that they accept the real estate above conveyed with a full knowledge of the conditions above contained, and that all conveyances of said real estate made by them, and by their heirs, executors, administrators, devisees, lessees and grantees, shall be subject to said conditions.

Witness the hand and seal of said Grantor.

Witness: Joseph T. Griffin
Joseph T. Griffin

John W. Grove (SEAL)
John W. Grove

STATE OF MARYLAND, FREDERICK COUNTY, SCT:-

I HEREBY CERTIFY, that on this 29th day of February, in the year nineteen hundred and forty, before me, the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared John W. Grove, personally known to me to be the above named Grantor and acknowledged the above and foregoing deed to be his act and deed. Witness my hand and Notarial Seal on this 29th day of February, in the year 1940.

Joseph T. Griffin
Joseph T. Griffin
Notary Public



Filed October 13, 1983